

SINCLAIR'S LAUNDRY
199 Brettenham Road
Tottenham, N18 2HF

Former Industrial Laundry
With Development Potential
FOR SALE

Building: 29,277 ft² (2,719 m²)
Site Area: 1.02 acres (0.41 ha)

Location

Sinclair's Laundry is located on the north side of Brettenham Road in the south east of the London Borough of Enfield. LB Enfield have prioritised Edmonton as one of the key areas to encourage regeneration and boost the area physically and economically.

A short distance from the site, 0.7 miles north, is Edmonton Green Station which provides London Overground services to and from London Liverpool Street and Cheshunt/Enfield Town.

Approximately, 0.7 miles south west from the site is Silver Street Station, providing London Overground Services also to and from London. 0.9 miles south is Meridian Water Station, providing Greater Anglia service to and from Stratford and Bishops Stortford.

There are several bus routes along Fore Street, which is a short walking distance from the site. There are excellent road links to A406, A10 and A12/M11

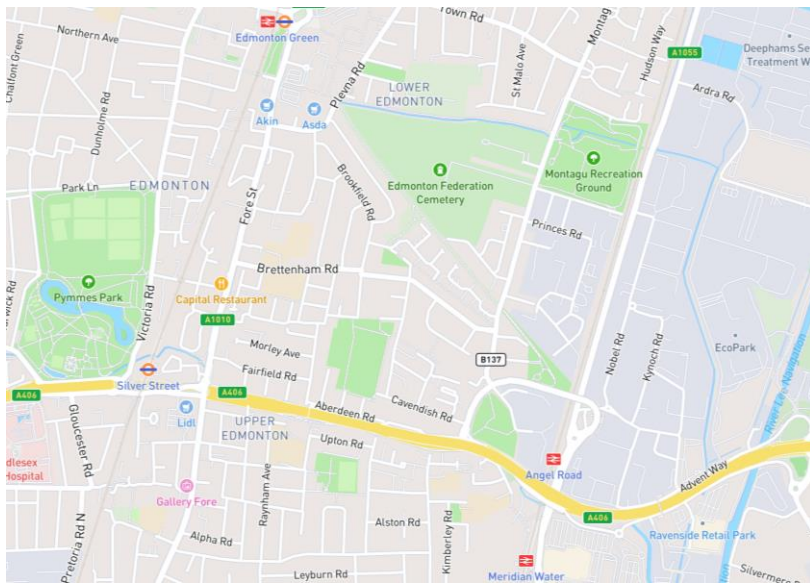
Description

Sinclair's Laundry site is located on the corner of Brettenham Road and Brookside Road and on approximately 1.020 acres (0.41 ha) including a strip of land adjacent to much of and to the south of Brookside Road Land Registry Title (No P 49063).

The site consists of several buildings a single storey brick north lit warehouse, two storey building and single storey metal clad warehouse offering ground floor vehicular and delivery access.

The site has historically been used as a commercial laundry for many years and falls within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Accommodation	FT ²	M ²
GROUND FLOOR	22,776	2,116
FIRST FLOOR	6,501	604
TOTAL AREA	29,277	2,720





PLANNING

In May 2020, LB Enfield granted the site planning consent which was not implemented. The proposal was to demolish the existing buildings replace with two-storey building for industrial laundry use involving new salt and water tanks, widening of existing vehicular access and new fence to side and rear boundaries, proposed total floor area of 29,277 sq.ft. Each party are advised to make their own enquires with London Borough of Enfield.

TENURE:

Sale of the freehold interest of land registry No. P49063 with vacant possession

PRICE:

Offers in the region of £3.5m.

LEGAL COSTS:

Each party will be responsible for their own legal costs

EPC:

Available upon request

VAT:

VAT is payable if applicable

AML:

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements

For further information please contact:

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